



Waller Creek Conservancy
PO Box 12363
Austin, Texas 78711
512-541-3520
www.wallercreek.org

February 22, 2017

Mr. Tom Meredith
Vice President
Waller Creek Local Government Corporation

RE: Waller Creek District: ADDENDUM to the Structured Lawn at Waterloo Park Construction Documents
Phase Plan

Dear Tom:

Enclosed herewith you will find Exhibit 2 to the Structured Lawn at Waterloo Park Construction Documents Phase Plan in the form of an ADDENDUM to the original scope approved in November 2015. This ADDENDUM for the Structured Lawn at Waterloo Park project provides for an additional subconsultant to execute a revised design approach that utilizes standard structural members with the intent of reducing construction costs.

The work product will include rendered drawings, CAD and PDF files and a cost estimate and will remain consistent with the Phase Plan as approved by the LGC in November 2015.

If you have questions or concerns, please let me know and we will address them quickly.

Sincerely,

Peter Mullan
Chief Executive Officer
Waller Creek Conservancy
Proposing Party

The Phase Plan described in this document has been reviewed and agreed upon to the scope described herein.

Ms. Kristin Pipkin
Responding Party
Watershed Protection Department
City of Austin

Date 3/2/2017



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The Phase Plan described in this document has been reviewed and approved specific to the scope described herein.

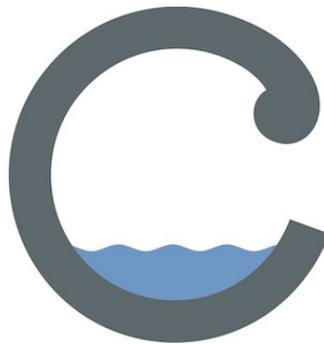
A handwritten signature in black ink, appearing to read 'Thomas Meredith', is written over a horizontal blue line.

Mr. Tom Meredith
Vice President, LGC Representative
Waller Creek Local Government Corporation

Date 3/9/2017

Waller Creek District

**ADDENDUM to the Structured Lawn at
Waterloo Park
Construction Document Phase Plan**



February 22, 2017

Waller Creek District:

**ADDENDUM to the Structured Lawn at Waterloo Park
Construction Documents Phase Plan**

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Waller Creek, Waterloo Park

February 22, 2017

EXECUTIVE SUMMARY and NARRATIVE

This addendum to the existing “Structured Lawn at Waterloo Park Construction Documents Phase Plan” provides updates to the scope and subconsultant team for continued engineering design through construction document preparation of the Structured Lawn at Waterloo Park, between 12th and 14th Streets (see **Exhibit 2A, Project Area Diagram**).

This ADDENDUM includes only exhibits which have been updated to reflect corrections or modifications. All other exhibits within the previously approved Structured Lawn at Waterloo Park Construction Documents Phase Plan remain valid and applicable to this scope of work. This phase plan does NOT include authorization to proceed in to construction. Future authorization will be sought from the LGC for subsequent phases.

This addendum modifies the subconsultants participating in the CD Phase for the Structured Lawn and authorizes a documentation phase for a new approach that intends to reduce construction costs and complexity. A detailed description of updated scope, deliverables, and responsibilities is in **Exhibit 2C, Scope Matrix** for the subconsultant team that will implement this Addendum, including engineering and preconstruction services. A description of the interaction among consultants and key stakeholders toward the production of deliverables is described in **Exhibit 2E, Organization Chart**.

This addendum also increases the total cost for the CD Phase by \$202,475 which resulted from this updated design and construction approach. The project anticipates the ability to save an estimated ten times this sum with the revised design approach, which takes advantage of the use of standard TxDOT structural members and construction details.

PERFORMANCE PERIOD

The anticipated performance period has been revised and extended by four weeks. This accounts for two weeks during the holidays and adds two weeks to the final cost estimating, reconciliation, and value engineering phase. An updated schedule is shown in **Exhibit 2B, Project Schedule**.

CONSULTANT TEAM LIST:

The following subconsultants will be part of the Team and the associated scopes, schedules, deliverables, budget, and fees are included in this proposal.

- Team Lead and Landscape Architect: Michael Van Valkenburgh Associates, Inc. (MVVA)
- Structural Engineer: Architectural Engineers Collaborative (AEC)
- Project Management, Managing Party: Benz Resource Group
- Construction Management (Preconstruction Services): Zachry Construction Corp.

SCHEDULE

The Services required by this Phase Plan shall be provided from February 2017 through June 2017.

GENERAL SCOPE OF SERVICE REQUIREMENTS

A detailed description of updated scope and deliverables is in **Exhibit 2C, Team Scope Matrix**. Deliverables include a completed set of construction documents and a building permit.

PROJECT BUDGET

Services will be performed on a “not-to-exceed” fee basis, assuming the schedule is not significantly extended beyond June 2017.

Exhibit 2F provides a detailed breakdown of the fees, the summary of the additional fees are as follows:

MVVA: \$27,000

AEC: \$112,275

Zachry Construction Corp: \$37,000

Reimbursable Expenses: \$1,200

Cost Overrun Reserve: \$25,000

Additional Fees Total: \$202,475

Grand Total of fees, reimbursable expenses and allowances: \$202,475

The City of Austin (City) Parks and Recreation Department (PARC) will contribute 100% of the total, for an amount not to exceed \$202,475 toward the Structured Lawn at Waterloo Park Construction Documents Phase Plan.

MVVA and TPP team fees and estimated reimbursable expenses are shown in **Exhibit 2F, Project Budget**. Updated individual consultant fee proposals are included in **Exhibits 2J – 2M**.

In accordance with Section 10.01 (Project Disbursement Fund Account) of the Joint Development Agreement between the City of Austin, Waller Creek Local Government Corporation, and Waller Creek Conservancy, upon approval of regularly submitted invoices by the Conservancy, the City will disburse payment accordingly to the appropriate Project Disbursement Fund Account. **See Exhibit 2G – Capital Needs Projection** addressing the prime scope of work, which excludes allowances.

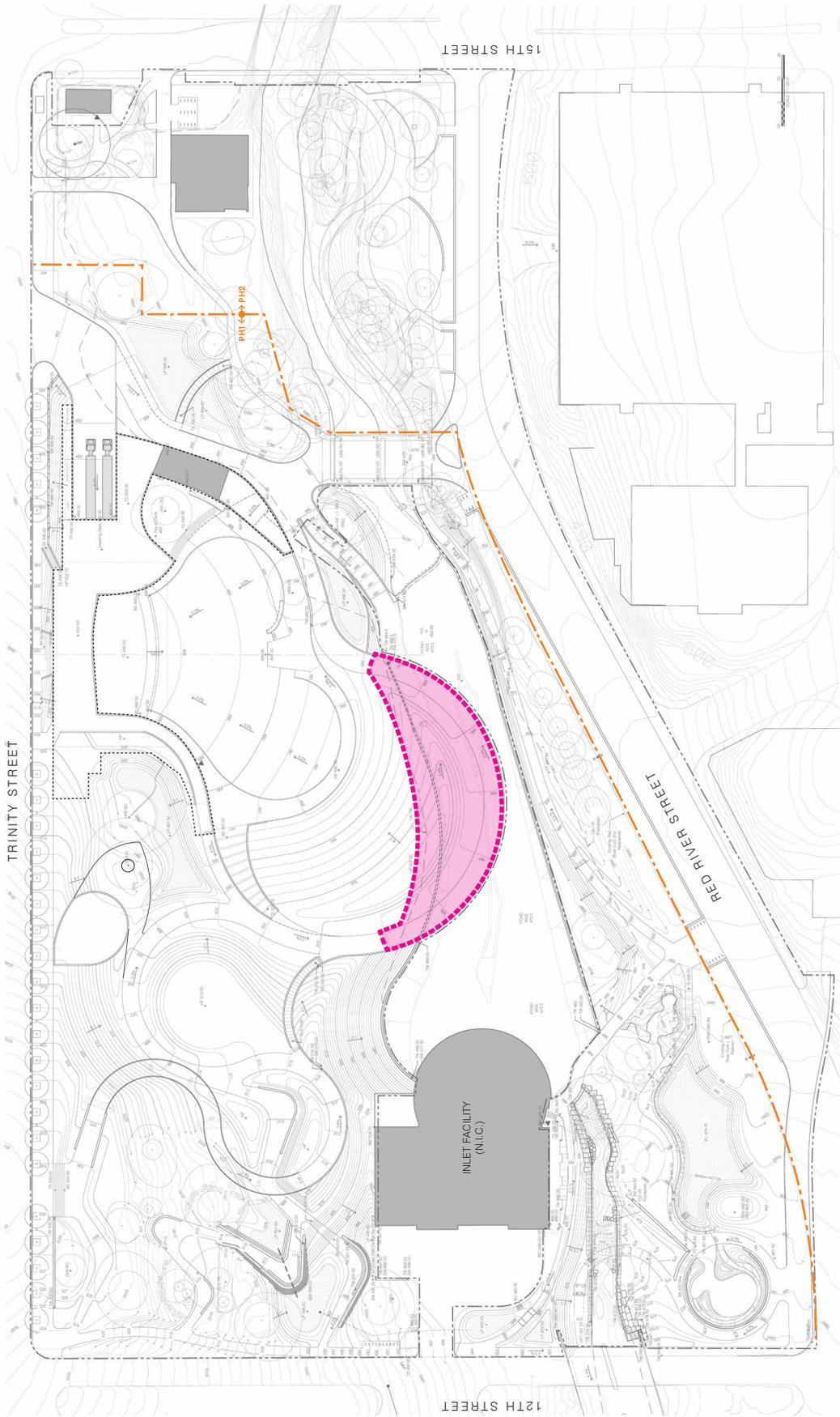
LIST OF EXHIBITS – Waterloo DD Phase Plan ADDENDUM

- EXHIBIT 2A Project Area Diagram
- EXHIBIT 2B Project Schedule
- EXHIBIT 2C Team Scope Matrix
- EXHIBIT 2E Organization Chart
- EXHIBIT 2F Project Budget
- EXHIBIT 2G Capital Needs Projection

SUPPORTING DOCUMENTATION (under separate cover)

- EXHIBIT 2J MVVA Proposal
- EXHIBIT 2K Architectural Engineers Collaborative (AEC) Proposal
- EXHIBIT 2M Zachry Construction Corp. Proposal

WATERLOO PARK PROJECT AREA DIAGRAM
Structured Lawn

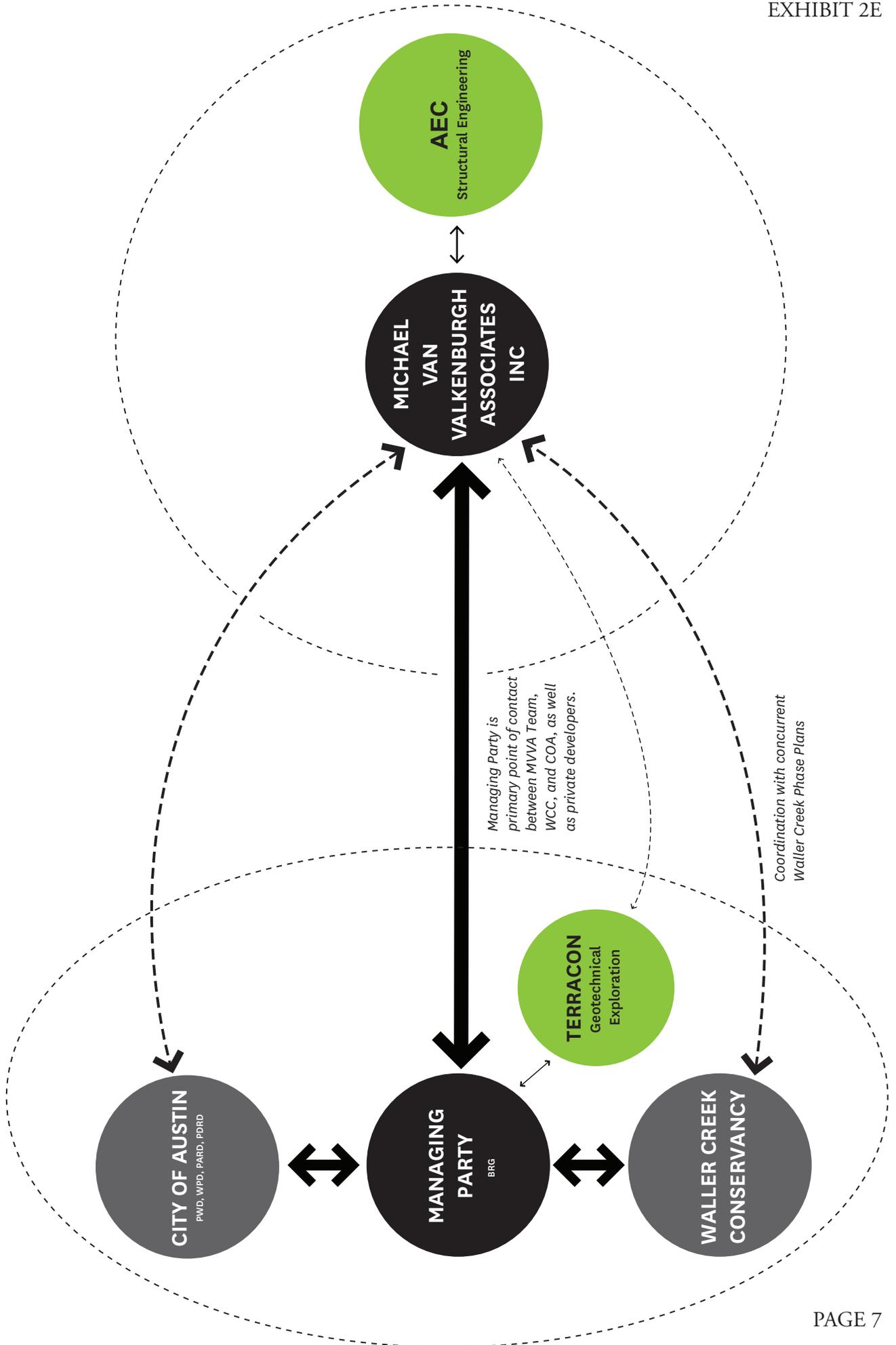


ADDENDUM SCHEDULE to the Structural Lawn CD's to Bid

	Activity Name	Duration (Weeks)	Start Date	Finish Date	Feb 17			Mar 17			Apr 17								
					5	12	19	26	5	12	19	26	2	9	16	23	30		
1	Pre-Addendum Analysis	3.20	2/1/17	2/22/17															
2	Structured Lawn CDs	7.00	2/22/17	4/11/17															
3	Bidding/Permitting	6.00	4/11/17	5/22/17															
					5	12	19	26	5	12	19	26	2	9	16	23	30		

STRUCTURED LAWN CD ADDENDUM	MVVA	AEC	Terracon
1 Geotech Engineering			X
2 Structural Engineering Design		X	
2 Contract Document Production		X	
3 Design Coordination	X		

ORGANIZATION CHART



**ADDENDUM to the Structured Lawn at Waterloo Park Construction Documents Phase Plan
Phase Plan Budget**

	Original Budget		ADDENDUM	
	Fees	Expenses	Fees	Expenses
MVVA - landscape architect and prime	\$ 10,000	\$ 500	\$ 27,000	
HNTB - structural & bridge engineering	\$ 241,000	\$ 7,500		
Benz Resource Group - project management	\$ 43,015	\$ 1,425		
Allowance - Terracon - geotech engineering	\$ 25,000	\$ 925		
Allowance - Building Permit Fees	\$ 7,500			
Architectural Engineers Collaborative			\$ 112,275	\$ 1,200
Zachry Construction - preconstruction services			\$ 37,000	
Cost Overrun Reserve	\$ 50,000		\$ 25,000	
TOTAL	\$ 376,515	\$ 10,350	\$ 201,275	\$ 1,200
		\$ 386,865		\$ 202,475

**ADDENDUM to the Structured Lawn at Waterloo Park Construction Documents Phase Plan
City Capital Needs Projections**

ADDENDUM: Structured Lawn Const Docs		
	Total Fees	Total Reimbursable Expenses
	\$ 176,275	\$ 1,200
Months	Fees	Reimb Exp
1	\$ 60,000	\$ 200
2	\$ 50,000	\$ 200
3	\$ 50,000	\$ 200
4	\$ 16,275	\$ 600
	\$ 176,275	\$ 1,200
*These projections will fluctuate in response to adjustments in work flow		
* Does not include the Cost Overrun Reserve		